



*William D. Reilich*  
*Supervisor*

# **TOWN OF GREECE**

## **PLANNING BOARD MINUTES**

**FEBRUARY 17, 2016**

**Work Session Began: 6:30 p.m.**

**Meeting Began: 7:00 p.m.**

**Place: Community Conference Room, Greece Town Hall**

### **Present**

Alvin I. Fisher, Jr., Chairman

Rick Antelli

Christine R. Burke

Devan Helfer

William E. Selke

Jamie L. Slocum

Michael H. Sofia

Christopher A. Schiano, Esq., Deputy Town Attorney

John Gauthier, P.E., Associate Engineer

Scott R. Copey, Planner

Michelle M. Betters, Planning Board Secretary

### **Absent**

### **Additions, Deletions and Continuances to the Agenda**

### **Announcements**

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**PUBLIC HEARINGS**

**Old Business**

None

**New Business**

1. Applicant: The Church of the Mother of Sorrows of Greece, Monroe County, N.Y.  
Location: 5000 Mount Read Boulevard  
Mon. Co. Tax No.: 046.14-08-001  
Request: Minor subdivision approval for the Mother of Sorrows subdivision, consisting of 2 lots on approximately 10.25 acres  
Zoning District: R1-12 (Single-Family Residential)

**The following is a synopsis of the discussion pertaining to the above-referenced request.**

Richard Giraulo, LandTech/LaDieu Consulting, LLC, presented the application:

Mr. Giraulo: We are before you tonight for subdivision of land for one of the older properties in the Town of Greece. I'm sure that you are familiar with the Mother of Sorrows Church, the old school and the other buildings on the property. An opportunity has come up to sell to new ownership, the intent of creating two lots, one for the new church and the cemetery, and the second for the old church, the school and the former convent. Cross access easements are being provided so that traffic can between the sites. I understand that there are some setback variances that are needed; we apply for those.

Mr. Copey: We have received comments from the Monroe County Department of Planning and Development and the County's Development Review Committee. They noted that the old church is on the National Register of Historic Places. The Town's building department had no comments, and the Town's Fire Marshal noted that all buildings would have to comply with codes. As Mr. Giraulo noted, there will be variances needed for setbacks, and they will submit an application for them.

Mr. Gauthier: There are no comments from the Department of Engineering.

Eric Christensen, 44 Paddy Hill Circle: My wife and I moved here in 2008, and have been upgrading our house over the past years. We have seen a lot of changes. Our biggest concern is who will be purchasing the property and how it will be used. Easement one shown on the map is on our property and has about a 45° slant. We have planted trees, we have cleaned up the property and have been pretty good stewards of the property. We also watched out for vandals on the church property. We want to know how the new owners will affect us.

Mr. Schiano: Is the easement bordering your property or on your property?

Mr. Christensen: From what we were told when we moved in, it is ours. We have planted trees there and want to know what will happen there. The slope concerns me. If there are buses parked there, what will be the effect of the weight of those? What kind of construction will be there so that there will be no issues?

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Mr. Fisher: This application is simply for the subdivision of the property. If there were any changes, it would require a site plan and approval.

Mr. Christensen: We have no objections and would love to see it used for something. Our biggest concern is what will happen after. This is our first time at a meeting, so we are learning.

Mr. Copey: Tomorrow night is the Town Board meeting; that hearing will be for a special use permit for the property. You will find out more about what it will be used for.

Gina DiBella, Chairperson for the Town of Greece Historic Preservation Commission, read from a written statement, and submitted the document for the record. To summarize the document, the old church is on the National Register of Historic Places, and the history and architecture of the building and the cemetery are significant to the Town of Greece. Our Mother of Sorrows Roman Catholic Church and Cemetery are historically significant as an illustration of the strength of the Irish community of Paddy Hill in Greece during the nineteenth and early twentieth centuries. Whatever changes are in store for the new use of the old church, the Greece Historic Preservation Commission encourages its new owners to respect the building and to allow it to continue to be an example of Greece's history and architecture.

Margaret Greene, 43 Paddy Hill Circle: We purchased our house about three years ago. The previous use of the school building was an elementary school. Now we hear that it will be a high school; that concerns me. Like our neighbors, we take care of the land on the slope; we have a gardener come in and cut the lawn. When the structures are up to code, how that will affect us? The very reasons we bought the property will now be changed, and we are sad because we love our home. We also have invested money to update our home. I'll be back tomorrow.

Mr. Chairman: Mr. Giraulo, could you explain what will become of this property?

Father Coffas, Pastor of Our Mother of Sorrows Church, 5000 Mount Read Boulevard: The proposed buyer is a charter school. I think part of the conversation should focus on good stewardship. We have heard about that from our neighbors, who have been good stewards of this property even in the absence of someone to take care of the property. My predecessor pastors and I have done our best to maintain buildings that have come under neglect. It has been an eyesore to have these vacant buildings sitting there in our community; it also has created some issues of vandalism. The building needs a great deal of repair and is no longer reflective of the rich history that we have in Greece, especially in reference to the history of the church and cemetery. I'm really hoping that we can move forward and utilize these three vacant buildings. I think that that would generate more interest in a stronger community, not just for our parish but for the broader community of Greece. I thank you for considering our application.

Mr. Fisher: There is real focus on the church because of its historical nature. In the past, it was maintained and was an asset to the community because it was used for a good purpose. I think that the community is searching for a compatible new purpose for the buildings. That's how you eliminate the chance for vandalism and provide the basis for the best upkeep. The Town really looks forward to finding a way for the best use. As I mentioned before, if there is a physical change to the site, there would be a site plan and neighbors will be able to come to those meetings and have the opportunity to provide input.

Mr. Selke: As a member of the parish I will abstain from discussion and voting.

Mr. Fisher: There are times when the school might have special events. I wonder if there will be an opportunity for use of parking on the church site.

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Mr. Giraulo: Not that I'm aware of, but there are easements in place for access out to Latta Road.

Mr. Fisher: That would be one area of concern, to have shared parking if needed.

Father Coffas: We already have begun that process for that agreement.

Mr. Schiano: People are going to park on the church site anyway, so you might as well get some insurance on that to be safe for yourself.

Mr. Fisher: If it's worked out ahead of time, folks will know where to park. Basically, this is a simple subdivision but if it will provide for a positive use, that is what we are looking for. I understand that there will be variances needed?

Mr. Copey: Yes, for front setback; that should be the second meeting in March.

Ms. Greene: Would the church be able to put up a fence? One issue is kids walking through our property.

Mr. Schiano: You could ask that at tomorrow night's Town Board meeting.

**Motion by Ms. Burke, seconded by Mr. Antelli, to continue the application to the March 16, 2016, meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Helfer</b>	<b>Yes</b>	<b>Slocum</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

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**SITE PLANS**

**Old Business**

1.     Applicant:               Crescent Beach Restaurant and Hotel, LLC  
       Location:             1372, 1384 & 1390 Edgemere Drive  
       Mon. Co. Tax No.:    035.09-1-21, 035.09-1-22, 035.09-1-23  
       Request:             Site plan approval for the following changes to the site of an existing restaurant: addition of concrete patio on the north and east sides; revised parking lot layout; removal of an accessory structure (one-car garage); and related utilities, grading, and landscaping, on approximately 2.6 acres  
  
       Zoning District:      BR (Restricted Business)

**The following is a synopsis of the discussion pertaining to the above-referenced request.**

Richard Giraulo, LandTech/LaDieu Consulting, LLC, and Zenon Konopka presented the application:

Mr. Konopka: I have just joined the ownership group. I'm a retired hockey player; my last team was the Buffalo Sabres. I have tremendous respect for the City of Rochester and fell in love in love with the Town of Greece. In the last month or so, I have agreed to a deal with the current ownership to join them. We are excited to bring a landmark back to Greece and hopefully we can get the process rolling. I think that it is beneficial for the population of Greece and tourism, from weddings to a great time for the community. Everywhere I go in Rochester, I hear stories about Crescent Beach; it seems that everyone I meet has a story about Crescent Beach. John Pietrangelo won't be able to make it to tonight's meeting due to weather; he's in Canada. I'm really excited about the project. I'm bringing in a team that has a bunch of experience with running restaurants and wedding halls. My family has done that in the past, and with them and the current ownership group, we are motivated and excited to get this done, not just for Greece but for everyone from Buffalo to Syracuse who has a special place in their heart for this property. I know Mr. Giraulo has done a lot of work, so I will let him go over that.

Mr. Fisher: Our interest too is that there are not too many places to have a nice dinner on the lake, and there are many that have fond memories of Crescent Beach and would like to see that continue.

Mr. Giraulo: We have submitted updated plans and will highlight some of those details. We have added curbed islands on either side of Edgemere Drive to highlight this road coming through the parking lot. A new island that will identify this curve will help. I think that it will work; it is 20 feet wide and you have enough room to back out. We have increased the size of the island where the fire hydrant will be. We increased the radius of the two entrance curbs to 25 feet; we still are in discussion about making them bigger. We showed a crosswalk here and have "Yield" signs so that drivers can see the crosswalk. There also is a street light and we have parking lot lights that will be maintained. I have submitted a lighting plan, which shows the work to be done. Along the water, there is a new concrete patio; we have reduced the size of the patio so that it sits better on the site. There has been a question about the waterline and why that is on the plan. That is the official property line for the site. The tie line is an arbitrary line so there is no need to get a variance for that. It's just the surveyor's way of closing the property boundary and providing some reference points. The breakwater that has been installed still has another

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level of stone coming to bring it up about a foot; we noted that on the plan. We have submitted plans for the pavilion. It is open air construction with round pillars, a nice roof, and some nice gables. It will be a nice looking pavilion. There is a landscape plan that has been submitted. In terms of storm water, there will be underground piping that would go under the new patio. It will pick up roof drainage, put it into a perforated pipe, go into the ground and help to clean it.

Mr. Copey: We received architectural elevations of the pavilion and a new site plan. From our department's standpoint, it looks like we have made great progress, putting the design where it needs to be, the lighting, landscaping; it seems like it's coming together. The remaining items that need to be worked on from our perspective are the other approvals that run in parallel with this. The special use permit has expired, so that needs to be taken care of.

Mr. Schiano: You have a metes and bounds description plus or minus 145 feet, so that is what we are going to use.

Mr. Giraulo: I will take that up with the surveyor. All I know is what I've been told: that the property line is the water's edge.

Mr. Copey: I would hate to get this delayed over surveyors and attorneys to see where the property line is. You need to cycle through the Town Board for a new approval, so during that time this could be sorted out.

Mr. Schiano: Was the pavilion included with special use permit?

Mr. Copey: I'm not sure.

Mr. Giraulo: There were a lot of things covered with the special use permit.

Mr. Schiano: I question the amount of parking required. The pavilion would increase the number of people on the site.

Mr. Konopka: The pavilion was for the pleasure of the guests.

Mr. Schiano: Are there going to be weddings? Will there will be seating that will affect the use?

Mr. Konopka: When our group came in, we wanted to take it to another level, and doing the pavilion I think would look better. We will look at that and make sure that it's on there. If we were going to do it we wanted it done right.

Mr. Giraulo: There was a discussion about a waiver of the requirements to obtain a new special use permit.

Mr. Copey: It may be that it's as simple as a waiver. I would love to see an application come in tomorrow for variances from the Board of Zoning Appeals and get that on record and be done with that.

Mr. Fisher: This is a positive change and you have moved the pavilion so that it is even with the lake side of the building.

Mr. Gauthier: Mr. Giraulo, you responded to our letter by asking if I considered any problems. I said that as long as we can resolve these minor details and we agree that we are going to take advantage of the State Pollutant Discharge Elimination System ("SPDES") provision for redevelopment rather than having to satisfy the code if we went by Town rules. Can you confirm that we are going that way? If you want me to approve what was submitted we need to go that way.

Mr. Konopka: I'm a common sense guy so, whatever makes sense, yeah, that makes sense.

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Mr. Gauthier: Good. That's all that I needed.

Mr. Selke: We need the color of pavilion. Will this have sides? What about the handicap access ramp and the steps that need to be repaired?

Mr. Giraulo: We took the vinyl sides off the plan. There is a ramp and those steps will be repaired. There is work in progress and it will be brought up to code.

Mr. Selke: You mentioned your lighting. Is there a plan?

Mr. Giraulo: There is the plan.

Mr. Konopka: The new lighting is intense but they don't disturb neighbors. We are here to make friends and don't want to disrupt the neighbors. We want the best word of mouth from our customers. I stated before that we want to do this the right way and that is part of our group coming in. It is a landmark and people will be coming from all over the country for weddings and want to have something to be proud of as a town and a county.

Mr. Selke: You will see not just weddings but bus trips.

Mr. Konopka: We want to be versatile. The customers are most important to us. We want feedback and comments—those won't go on deaf ears—and we want to hear suggestions. I have been part of other companies and restaurants and suggestion boxes just from our employees have gone a long way. We want to make sure that concerns, especially the neighbor concerns, are gone.

Mr. Selke: Will the parking lot be striped?

Mr. Giraulo: We have added a curbed island at the outside of that curve in the road to identify that as a location where people can walk. There will be signs for traffic coming in, also heading east on Edgemere Drive; there will be a lot of visibility for that to happen.

Mr. Selke: Good, that is quite an improvement. Another thing is the old dumpster. It's not the most attractive, and it's been left open. Could it be moved, or consider the looks of that. The delivery platform looked as if it needs some repair too.

Mr. Konopka: There have been many improvements to the delivery area. We want to make it safe and convenient for our staff, and we don't want them lugging things up stairs; there won't be a dumpster up front.

Mr. Selke: You did have a good landscaping plan by the road. There were some trees on the east side of the site. Will those come down?

Mr. Giraulo: They are sixty-foot-tall willows; they will remain.

Mr. Sofia: Along Edgemere Drive, is that grass lower? Is there a guardrail? I know you have it on the other side, but it might be too late if someone drives through there.

Mr. Giraulo: Edgemere Drive is a county road. I don't think that they are going to let me do anything there; it would be highly unusual.

Mr. Sofia: I just have a concern that folks will go through there. Also, I have a concern about the parking for a 3800-square-foot structure that will be occupied by a lot of people. We can't have folks parking on the road.

Mr. Giraulo: "No Parking" signs, perhaps.

Mr. Sofia: I do appreciate the effort and changes you have put in.

Mr. Fisher: I think that it's a positive sign to have an owner here, both to hear what you have to say and your interest in and approach to how you will run the establishment. The

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previous owners were aware of the needs of the customers and sensitive to the needs of the neighbors.

Mr. Konopka: We're a team. I have some experience, but I'm a firm believer in if you surround yourself with really expert people in your business, you'll be successful. I think that information is invaluable; getting information from you and from Mr. Giraulo will be helpful. Everyone wants the same thing: we want to get it right and we want to be here for a long, long time, pass it on to our kids and grandkids. That was a major point I made when I joined the ownership group, with the changes we have made. We are well on our way, but it is a work in progress. Things will come up, and whether it's neighbors or the Town, we are all ears to working with you.

Mr. Fisher: This a great asset to the Town and we look forward to working with you. What has been added to the plan has addressed most of the concerns we have asked for. The pavilion will be addressed at the Town Board with the special use permit.

**Motion by Ms. Burke, seconded by Mr. Antelli, to continue the application to the March 16, 2016, meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Helfer</b>	<b>Yes</b>	<b>Slocum</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

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**New Business**

1.     Applicant:             Indus Real Estate II, Inc.  
       Location:            2585 West Ridge Road & 1271 Long Pond Road  
       Mon. Co. Tax No.:   074.14-3-10, 074.14-3-13  
       Request:             Site plan approval for a proposed mixed-use commercial building (one-story, 6,275± square feet) with drive-up service window, related parking, utilities, grading, and landscaping, on approximately 1.2 acres  
       Zoning District:     BR (Restricted Business)

**The following is a synopsis of the discussion pertaining to the above-referenced request.**

Matt Tomlinson, Marathon Engineering, and Kip Finley, Indus Hospitality, presented the application.

Mr. Tomlinson: We have made application for preliminary and final approval, as well as a special use permit and variances. Subsequent to our application submission, we met with staff to discuss some concerns and questions that came up as part of the review. I will go over some of the revisions. The building will be the same size, with a similar number of parking spaces, but we have slid the building to the south and west in order to reallocate some parking to the north or front entrances. We have been working with Heritage Jewelers regarding some shared parking as well as maintaining circulation around the building, utilizing an ingress-egress easement. The dumpster has been moved; that has allowed us to segregate the parking from the drive-up service lane. It provided more parking in the front and put the handicapped parking spaces right in front of the building so they don't have to cross the drive aisle. This plan does have some good benefits but now sits behind the site line of the neighbor. We will submit application to Board of Zoning Appeals for signage and parking.

Mr. Finley: We liked the original plan but with the new plan we liked the additional parking in the front of the building, and the drive-up service window works better. We have here Mr. Edwards, who owns the next property to the west, and Mr. Gallina, who represents Heritage Jewelers. I have talked with the owner of the music shop and told her that there was public meeting but have not seen her. We are working with Heritage Jewelers regarding the cross access easements and have shown Mr. Edwards the plan that has moved the dumpster and keeps the drive aisle far enough away when it comes to snow storage.

Mr. Copey: We received comments from the Monroe County Department of Planning and Development and the County's Development Review Committee. They had several comments, and the Monroe County Department of Transportation asked the applicant to respond in writing to some comments from January 11. We have review comments from our Traffic Advisory Committee; they recommend cross access with the property to the south, at 1273 Long Pond Road. They feel strongly that cross access should be provided but were okay with it if it was not provided at this time. They are concerned about traffic flow and the impacts on the highway; I know that that is a reason why the Planning Board considers cross access. If possible tonight, I would like the Board to give clear direction to the applicant on this issue. Our zoning advisor has reviewed the proposal, and the variance request will be on the Board of Zoning Appeals agenda for mid-March. I appreciate the changes that were made.

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Mr. Gauthier: We had some relatively technical issues and hope that we could improve the drainage on the site, and would be interested in that plan.

Mr. Tomlinson: This change provides a greater green space to our south between our curb line and the property line. With the changes, we still have to run the drainage calculations but we don't think that there will be any issues with discharge. The thought is to create a swale to allow sheet flow to the area, which will be tied into the storm sewer.

Mr. Fisher: This a tremendous improvement from before. You want the parking to be seen along with the handicapped parking spaces in front and provide better movement.

Mr. Finley: I spoke with my boss and for us to have a lease with Starbucks and to connect to another coffee shop is just not going to happen. It's not something we can do. We did give them extra space.

Mr. Fisher: It would seem that this coffee shop would be a minor part of the music shop. It's not a huge competitor to Starbucks that they should be afraid of a little business like that.

Mr. Finley: I'm just repeating what is coming from the main office that we cannot grant cross access for the neighbor.

Mr. Copey: The cross access easement is something that this Board routinely does.

Mr. Fisher: It's almost a requirement, if you don't have it, you have people who may go out on a busy road. If someone does not like it they should not be building there. If someone is on the site, we want them to have a way to go without going on a main road.

Mr. Copey: This parcel to the south is the last piece of commercial to the south before Carter Park; it would be orphaned.

Mr. Finley: We made a revision to the Heritage Jewelers site to have it open so that they can go into the site.

Mr. Copey: What if Heritage sold the site?

Mr. Finley: We would not have control over that.

Mr. Fisher: I think we need to have access; otherwise, we have an unsafe situation.

Mr. Selke: We would set a precedent.

Mr. Tomlinson: What is the safety issue?

Mr. Fisher: If they want to go to your other use in the building, there ought to be an easy way to do that other than going to West Ridge Road.

Mr. Copey: Traffic circulation is one element, but you have the sites interconnected now; you'd be setting the other property off on its own.

Mr. Fisher: We also take the comments of the Traffic Advisory Committee very seriously and they have given us opinions and if it's an unsafe situation the rules dictate that then that's what we do.

Mr. Tomlinson: When you have interconnecting properties it brings up maintenance and liability issues; all those have to be addressed.

Mr. Fisher: We do that all the time. To me, this requires cross access.

Mr. Tomlinson: If we approach them and they are not interested, they want to stand on their own, would that be a sufficient reason?

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Mr. Copey: That does happen sometimes. In such a case, we would have you agree with a filed document to grant the cross access easement in the future when the reciprocal easement comes from the other side.

Mr. Tomlinson: Monroe County will permit us access to Long Pond Road, so access to their driveway does not benefit us. That's not before this Board for approval.

Mr. Fisher: This Board looks at cross access all the time. We ask whether it is reasonable to have cross access between sites. In this case, we have a recommendation from our traffic experts that say, yes, there should be access. If for some reason the property owner to the south said that she didn't want it, we would require you to provide it in a document that the Town holds but does not execute until the next time that the property to the south came before the Board; then we would require it from them also.

Mr. Copey: Business competition is not a reason that we would consider.

Mr. Fisher: We are doing the site plan, and if it's reasonable from a traffic standpoint, we want to make it happen.

Mr. Tomlinson: I'd like to point out that if there is an agreement between two properties, it's supposed to benefit both sides or for significant traffic safety improvement for both properties. In this case, it would benefit only a parcel that is not included in the proposed project.

Mr. Fisher: We are looking to benefit the people of the Town, who will use these properties. We ask what the best way is to design these properties, and our traffic experts have said to provide cross access. In the past, we have required cross access even though some did not want it. To approve this application, we are going to require cross access. We look at what's appropriate and get opinions from our experts and act on those.

Mr. Finley: If we do grant an easement do we have to have the neighbor also grant easement to get to the road?

Mr. Fisher: We are looking at an easement from the property that you own and the property to the south.

Mr. Schiano: If they don't want to give you that easement, then you will be on record that when that person does give the easement you will already have that in place.

Mr. Finley: I think once we tell them how much we want for an easement and what's required they won't want it.

Mr. Copey: The document that we would have you file says that you agree to cross access in the future if the Planning Board deems it necessary.

Mr. Finley: We will discuss that.

Ms. Slocum: We spoke about a crosswalk by the drive-up service window. I don't see it shown.

Mr. Tomlinson: We will incorporate that on our next submission.

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**Motion by Ms. Burke, seconded by Mr. Antelli, to continue the application to the March 16, 2016, meeting, as requested by the applicant.**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Helfer</b>	<b>Yes</b>	<b>Slocum</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

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**SPECIAL PLANNING TOPICS**

**Old Business**

None

**New Business**

1. Applicant: 999 Long Pond, LLC  
Location: 995 & 999 Long Pond Road and 19 Mill Road  
Mon. Co. Tax No.: 059.03-4-16.1, 059.03-4-17, 059.03-4-18  
Request: Rezone 7.28± acres to BP-2 (Professional Office)  
Zoning District: A-R (Agriculture) & R1-18 (Single-Family Residential)

The site is located at the southwest corner of Long Pond Road and Mill Road.

Currently, the site is partly wooded and contains 3 residential structures, including 999 Long Pond Road, which is included in the town's list of 101 historic sites, which was compiled by the Landmark Society of Western New York in 1995.

The applicant proposes to rezone approximately 7.28 acres from R1-18 (Single-Family Residential) and A-R (Agricultural) to BP-2 (Professional Office) so that the applicant can develop a 2-story, 65,000 square foot, medical office building and related improvements.

Gina DiBella, Chairperson for the Town of Greece Historic Preservation Commission, read from a written statement, and submitted the document for the record. To summarize the document, the house at 999 Long Pond Road was built c. 1852, and is architecturally significant in the Town of Greece as a distinctive local example of a mid-nineteenth century vernacular farmhouse with Italianate style details. The house and remaining contributing barn are also historically significant for their association with the agricultural heritage of Greece. The New York State Historic Preservation Office determined that the property was eligible for listing in the National Register of Historic Places. The Town should consider alternatives to demolition of the house.

**The site is surrounded by the following zoning and land uses:**

North: R1-18 (Single-Family Residential)—existing houses.

South: R1-E (Single-Family Residential)—existing houses.

East: R1-18 (Single-Family Residential)—houses, a comfort care home, and a funeral home; further east, a church.

Northeast: BP-1 (Office)—a tax, accounting, and financial services office.

West: RMS (Multiple-Family Residential – Senior Citizen)—an assisted living/memory care facility that currently is under construction.

**Town of Greece Master Plan recommendation:**

- Promote economic development and employment opportunities....
- ...ensure that the transition from one land use to another is logical and nonintrusive.

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**Consider:**

- What would be the effect on the surrounding neighborhood (positive/negative – how so)? The Board is concerned about the intensity of the use and the impact on the character to the area, and the proposed project's inability to retain the historic character of the site. There should be adequate buffer provided, especially to the south.
- Can the land be used as currently zoned? It's a busy intersection for single-family residential.
- Is the parcel suitable for the proposed use (size, shape, access, etc.)? The site has adequate access for Long Pond Road and Mill Road, and is close to an expressway (New York State Route 390).
- Will this set a precedent in the area? Possibly.
- What is the best type of use for this land? Professional office use is what has been intended, but the intensity is out of scale at this intersection.

**Discussion:**

Mr. Selke: This a major development.

Mr. Fisher: What is specifically proposed is much larger than anything in this area and much more substantial than any other one around in this Long Pond Road corridor.

Mr. Selke: I think the design and the buffering that we incorporate would make a big difference here.

Mr. Schiano: It's a big building.

Mr. Fisher: You can't make a big building look small.

Mr. Schiano: You can't hide it.

Mr. Fisher: I think this would require zoning variances. You don't normally have a building this close.

Mr. Sofia: The building shields the parking.

Mr. Schiano: It shields most of the town.

Mr. Fisher: What it looks like, is this type of use, and is what's been intended for these corners.

Mr. Sofia: How big is the building on the other corner of English Road and Long Pond Road?

Mr. Copey: 20,000 square feet; so this is double.

Mr. Fisher: The effect it has on the surrounding neighborhood and the town really depends on the ability to buffer and what the design of the building would be. Right now, it's so huge.

Mr. Selke: It's going to be noticed. It will set a precedent.

Mr. Schiano: The building would, but not the use. If you change the zoning you can put a two-story building there.

Mr. Copey: You're going to have that intensity of use. The highway system is built for it.

Mr. Schiano: Big building on that corner. It will change the character.

Mr. Fisher: So, highlighting what the impact to the neighbors will be, that has to be addressed and also the size of development, especially that close to the intersection.

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Mr. Schiano: So, the Board has more questions than anything else.

Mr. Fisher: So it seems okay for change in zoning but there are a lot of questions regarding this specific proposal.

Mr. Schiano: So change for zoning for this specific project is the question.

Mr. Fisher: The question is you have to have enough buffer to protect the people to the south.

Mr. Schiano: So you have more of a question regarding whether you can recommend or not.

Mr. Sofia: That makes sense.

Mr. Selke: Could the Town Board change the zoning but limit the size of the building?

Mr. Schiano: They could make a different type of zoning.

Mr. Copey: This is the second-least intense commercial zoning district. I'm not sure whether BP-1 zoning would accommodate the developer, but that's not the question.

Mr. Fisher: Does this impact historical sites?

Mr. Copey: Yes. This house is part of the 101 historical sites on the Town's list.

Mr. Fisher: A lot of times with rezoning we have to try to incorporate the existing historical structure into the development. It looks like it is no more that would be another issue we need to highlight. And how that would be handled and preserve the structure.

Mr. Fisher: So one of the reflections is that because of the intensity of use, it makes it almost impossible to retain the historic structure. There are so many things here that makes us wonder whether it's possible for us to recommend rezoning given, first, what's being proposed would be huge impact beyond what we think of for BP use, and at the same time a historically significant parcel. I think the applicant recognized that when he first developed the parcel to the west, it was historically significant. It looks like he forgot about that. One approach is to say we don't recommend this rezoning, especially in light of the inability to maintain the historic significance of the parcel and to mitigate the other impacts it may have on the neighborhood.

Mr. Copey: Based on the intensity of the use?

Mr. Fisher: Right. The intensity and impact of the use and the inability to save the historic structure.

Ms. Burke: So moved.

Ms. Antelli: Second.

Mr. Fisher: Any discussion? I think highlighting what is a tremendously impactful proposal.

Mr. Schiano: If you allow zoning, then you allow the proposal.

Mr. Fisher: If you could scale it down or reduce the intensity of the use. All those in favor?

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<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Helfer</b>	<b>Yes</b>	<b>Slocum</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**RECOMMENDATION MADE**

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2.     Applicant:             Anthony J. Caraglio  
       Location:            1150 North Greece Road  
       Mon. Co. Tax No.:   073.02-1-80  
       Request:             Rezone 1.01± acres to BR (Restricted Business)  
       Zoning District:     BP-2 (Professional Office)

The site is located at the northeast corner of North Greece Road and Bramhall Drive. The site is currently vacant.

The applicant proposes to rezone approximately 1.01 acres from BP-2 (Professional Office) to BR (Restricted Business) so that the applicant can develop a commercial plaza and related improvements.

**The site is surrounded by the following zoning and land uses:**

North: BP-2 (Professional Office)—undeveloped land; R1-12 (Single-Family Residential)—undeveloped land and single-family residences.

South: BG (General Business)—a large commercial plaza.

East: BP-2 (Professional Office)—a child daycare center; RMH (Multiple-Family Residential)—apartments.

West: BR (Restricted Business)—a small commercial plaza; BG (General Business)—undeveloped land.

**Town of Greece Master Plan recommendation:**

- Promote economic development and employment opportunities....
- .....ensure that the transition from one land use to another is logical and nonintrusive.

**Consider:**

- Would the proposal provide a transition in use or buffering? Yes.
- What would be the effect on the surrounding neighborhood (positive/negative – how so)? Positive base on the desired use
- Can the land be used as currently zoned? Yes.
- Is the parcel suitable for the proposed use (size, shape, access)? Yes, possible shared access recommended to north
- Will this set a precedent in the area? No. There already is similar development across the street.
- What is the best type of use for this land? This is a good use

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**Motion by Mr. Selke, seconded by Ms. Slocum, to recommend rezoning of 1.01± acres from BP-2 (Professional Office) to BR (Restricted Business).**

<b>VOTE:</b>	<b>Antelli</b>	<b>Yes</b>	<b>Burke</b>	<b>Yes</b>
	<b>Helfer</b>	<b>Yes</b>	<b>Slocum</b>	<b>Yes</b>
	<b>Selke</b>	<b>Yes</b>	<b>Sofia</b>	<b>Yes</b>
	<b>Fisher</b>	<b>Yes</b>		

**RECOMMENDATION MADE**

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**CODE ENFORCEMENT**

**ADJOURNMENT:** 9:05 p.m.

**APPROVAL OF PLANNING BOARD MEETING MINUTES**

The Planning Board of the Town of Greece, in the County of Monroe and State of New York, rendered the above decisions.

**Signed:** \_\_\_\_\_

Alvin I. Fisher, Jr., Chairman

**Date:** \_\_\_\_\_